178.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,116,300	/	1,116,300
USE VALUE:	1,116,300	/	1,116,300
ASSESSED:	1,116,300	/	1,116,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN DUANE M/ETAL
Owner 2:	MALOUF RICHARD A & DONNA M
Owner 3:	
Street 1:	64 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1919, having primarily Vinyl Exterior and 3309 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9013.000	630,900	2,100	483,300	1,116,300
Total Card	0.207	630,900	2,100	483,300	1,116,300
Total Parcel	0.207	630,900	2,100	483,300	1,116,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.34 | /Parcel: 337.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120498
GIS Ref:
GIS Ref:
Insp Date: 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	630,900	2100	9,013.	483,300	1,116,300		Year end	12/23/2021
2021	104	FV	600,600	2100	9,013.	483,300	1,086,000		Year End Roll	12/10/2020
2020	104	FV	600,500	2100	9,013.	483,300	1,085,900	1,085,900	Year End Roll	12/18/2019
2019	104	FV	461,800	2100	9,013.	483,300	947,200	947,200	Year End Roll	1/3/2019
2018	104	FV	461,800	2100	9,013.	407,300	871,200	871,200	Year End Roll	12/20/2017
2017	104	FV	432,800	2100	9,013.	372,800	807,700	807,700	Year End Roll	1/3/2017
2016	104	FV	432,800	2100	9,013.	317,600	752,500	752,500	Year End	1/4/2016
2015	104	FV	360,200	2200	9,013.	276,200	638,600	638,600	Year End Roll	12/11/2014

!13977!

PRINT

Date	Time
12/30/21	18:05:50

LAST REV

Date	Time
08/06/18	10:02:32
mmcmakin	

USER DEFINED

Prior Id # 1:	120498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGSTOM MARY	27436-101		6/30/1997	Family	1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2009	927	Manual	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
4/30/2009	Inspected	189	PATRIOT
10/17/2008	Meas/Inspect	189	PATRIOT
12/28/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9013		Sq. Ft.	Site		0	70.	0.77	7									483,271						483,300	

Total AC/HA:	0.20691	Total SF/SM:	9013	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	483,271	Spl Credit		Total:	483,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96730679
Const Adj.:	1.01484895
Adj $ / SQ:	166.884
Other Features:	137500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775057
Depreciation:	144161
Depreciated Total:	630897

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	LINE 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	1	HB	1

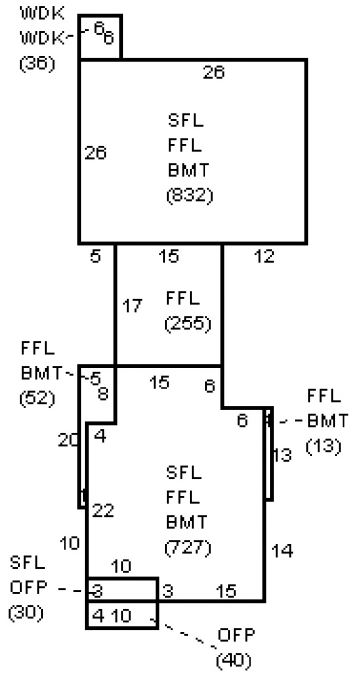
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
1	6	3	
Totals			
2	13	6	

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,879	166.880	313,575
BMT	Basement	1,624	50.070	81,306
SFL	Second Floor	1,430	166.880	238,661
WDK	Deck	72	16.240	1,169
OFP	Open Porch	70	40.670	2,847

Net Sketched Area:	5,075	Total:	637,558
Size Ad	3309.0999	Gross Area	5234	FinArea	3309
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.88
Special Features:	0	Val/Su Net:	124.32
Final Total:	630900	Val/Su SzAd	190.66

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10 X 24	A	AV	2000	10.17	T	15.2	104			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100